






CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday – October 16, 2007


NOTE: The  symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding agenda items can be found at www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.


12:00 p.m. COMMISSION ASSEMBLES - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING, 9800 GOVERNMENT CENTER PARKWAY.


12:30 p.m. WORK SESSION

- I. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation and Dinner Location Selection.
- II. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)
- III. Review Day's Agenda. (Any items listed for the 3:00 p.m. and 7:00 p.m. Sessions.)
- IV. Work Program – Review and Update. 
- V. Upper Swift Creek Draft Ordinances to Decrease Impervious and Increase Pervious Areas. 
- VI. Recess.

3:00 p. m. PUBLIC MEETING

- I. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.
- II. Approval of Planning Commission Minutes:
 - September 18, 2007 Planning Commission Meeting Minutes. 
- III. Consideration of the Following Cases in this Order:
 - Requests for withdrawals/deferrals.
 - Cases where the applicant accepts the recommendation and there is no public opposition.
 - Cases where the applicant does not accept the recommendation and/or there is public opposition.

07PW0406*: In Midlothian Magisterial District, **CHESTERFIELD COUNTY PARKS AND RECREATION** requests Planning Commission approval of a waiver of development standards to the Zoning Ordinance requirement that illumination at the property line adjacent to Agricultural (A), Residential Townhouse (R-TH) and Residential Multi-Family (R-MF) Districts be limited to five-tenths (0.5) foot candle. This project is commonly known as **MIDLOTHIAN MIDDLE SCHOOL RECREATION SITE IMPROVEMENTS**. This request lies in Agricultural (A), Residential (R-7) and Community Business (C-3) Districts on a 28 acre parcel fronting approximately 775 feet on the south line of Midlothian Turnpike. Tax ID 729-707-6714. 

08PR0170: In Midlothian Magisterial District, **VILLAGE MILL LAND INVESTORS LLC** request Planning Commission approval for architecture, as required by zoning Case 83S141. This development is commonly known as **MIDLOTHIAN VILLAGE SQUARE**. This request lies in a Community Business (C-3) District on a 4.301 acre parcel located along the south line of Midlothian Turnpike and the north line of Village Mill Drive east of Charter Colony Parkway and better known as 13800 Village Place Drive. Tax ID 727-708-4907. 

08PS0133: In Midlothian Magisterial District, **SMITH PACKETT MED-COM, INC.** requests Planning Commission approval for a revised schematic plan for a mixed use development. This project is commonly known as **THE**

CROSSINGS AT BON AIR. This request lies in Residential (R-7) and Community Business (C-3) Districts on a 17.6 acre parcel fronting approximately 600 feet on the north line of Midlothian Turnpike, also fronting approximately 400 feet on North Pinetta Drive. Tax IDs 753-706-9512; 754-705-5275; and 754-706-1128 and 3718.📄

08PS0156: In Clover Hill Magisterial District, **JEFFREY STOKER** requests an amendment to approved schematic plans and elevations of Case 88PS1069. This project/development is commonly known as **HASTY LANE OFFICE WAREHOUSE**. This request lies in a Light Industrial (I-1) District on a 0.95 acre parcel fronting approximately 200 feet on the north line of Hasty Lane, also fronting approximately 240 feet east of the intersection of Hasty Lane and Speeks Drive. Tax IDs 745-685-4521 and Part of 3715.📄

08PW0153: In Bermuda Magisterial District, **COLONIAL HEIGHTS BAPTIST CHURCH** requests modifications to development standards of the Zoning Ordinance that require parking areas to be paved, have perimeter curb and gutter and have interior landscaping for two (2) areas of interim overflow gravel parking. This project is commonly known as **COLONIAL HEIGHTS BAPTIST CHURCH**. This request lies in a Regional Business (C-4) District on a 25 acre parcel fronting approximately 1,300 feet on the north line of Arrowfield Road. Tax ID 800-628-7899.📄

08TS0105*: In Midlothian Magisterial District, **TONY AND KATHRYN LUCAS AND OLD GUN ROAD PROPERTIES** request a tentative subdivision consisting of twenty (20) single family residential lots. This project is commonly known as **THE PRESERVE AT OLD GUN**. This request lies in a Residential (R-40) District on a 48.02 acre parcel fronting approximately 625 feet on the west line of Old Gun Road. Tax IDs 735-721-2025, 736-721-6540 and 736-722-5574.📄

08TW0152: In Bermuda Magisterial District, **JAMES TRUMP** requests a development standards waiver to Section 19-510(a)(1) of the Zoning Ordinance to park an RV trailer outside of the required rear yard. This development is commonly known as **MILLSIDE SUBDIVISION**. This request lies in a Mobile Home (MH-2) District on a .20 acre parcel fronting approximately 65 feet on the east line of S. Swift Bluff Court. Tax ID 802-629-1660.📄

*These cases were deferred at a previous session by the Planning Commission.

IV. Recess (To Selected Dinner Location.)

6:00 p. m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING. (IF ALL ITEMS CANNOT BE COMPLETED ON TUESDAY, OCTOBER 16, 2007, THE MEETING WILL BE RECESSED TO THURSDAY, OCTOBER 18, 2007, AT 7:00 P.M. IN THE PUBLIC MEETING ROOM.)

(NOTE: AT THE AUGUST 21, 2007, MEETING, THE PLANNING COMMISSION TOOK ACTION TO CHANGE THE START TIME FOR THE SEPTEMBER THROUGH DECEMBER 2007 MEETINGS TO 6:00 P.M. WITHDRAWAL, DEFERRAL AND CONSENT ITEMS WILL BE CONSIDERED FROM 6:00 P.M. TO 7:00 P.M. AND CODE AND/OR PLAN AMENDMENTS AND CONTESTED ZONING AND CONDITIONAL USE ITEMS WILL BEGIN AT 7:00 P.M.)

I. Invocation.

II. Pledge of Allegiance to the Flag of United States of America.

III. Review Upcoming Agendas.

IV. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.

V. Review Meeting Procedures.

VI. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.

VII. Public Hearing: Consideration of the Following Proposals in this Order:

- Requests for withdrawals/deferrals.
- Cases where the applicant accepts the recommendation and there is no public opposition.
- Plan or Code Amendments.
- Cases where the applicant does not accept the recommendation and/or there is public opposition.



Proposed Code Amendment Relating To Neo-Traditional Zoning District Classification.📄

- ◆ Amendments to the County's Comprehensive Plan and Zoning Ordinance that would establish a Traditional Neighborhood Development Mixed Use (TND-MU) zoning district. No property will be rezoned by these amendments but, if these amendments are adopted by the Board of Supervisors, the TND-MU zoning district would be available to landowners and the County for possible future rezoning actions. The proposed Comprehensive Plan amendment and the Zoning Ordinance amendments are described in more detail below:

Comprehensive Plan Amendment:

An amendment to the Introduction to the Plan For Chesterfield ("Plan"). The amendment would add the following language to the discussion of neighborhood development goals and policies:

Traditional neighborhood development (TND) provides opportunities for creating new mixed-use, pedestrian-oriented, activity centers containing a variety of uses, including, business, retail, residential, cultural, educational, and other public and private uses. Traditional neighborhood development encourages physical community building at the neighborhood scale, while providing a range of housing choice. TND districts may be appropriate, subject to Board of Supervisors approval, for areas with the following Comprehensive Plan land use designations: Community Mixed Use; Community Mixed Use Center; Community Mixed Use Node; Regional Mixed Use; Regional Mixed Use Center; and Regional Mixed Use Node.

If adopted by the Board of Supervisors, the amendment will become part of the Plan, the County's comprehensive plan. The Plan is used by County citizens, staff, Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions. The Plan does not rezone land, but suggests Ordinance amendments and other actions.

Zoning Ordinance Amendments:

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by adding Sections 19-200.1 through 19-200.12 relating to the TND-MU zoning district. A summary of the proposed ordinance amendments is set forth below.

The purpose/intent of the TND-MU zoning district includes, among other things, (1) allowing development of mixed-use, pedestrian-oriented, activity centers; (2) incorporating publicly accessible community open space; (3) encouraging high quality development/redevelopment; (4) permitting compatible mix of uses; (5) increasing number of permitted principal and accessory uses in a single district; (6) and encouraging high quality redevelopment by permitting regulatory flexibility and innovative and creative design. Applicable design principles include: (1) compact development patterns; (2) human scale development; (3) mixing nonresidential and residential land uses; (4) providing a community center and focus; (5) promoting mix of housing types on varying

lot sizes; (6) encouraging in-fill residential and/or nonresidential development and redevelopment; and (7) incorporating narrow, interconnected streets with sidewalks, bikeways, and transit. The ordinances provide a number of definitions relating to TND-MU projects.

The TND-MU district would allow a number of uses, including among others, access to land in certain zoning districts; accessory uses, buildings, and structures; automobile self-service stations; bed and breakfast establishments; boarding houses; catering establishments; churches and other places of worship; clubs and lodges: civic, fraternal, non-profit, private, public, or social; cocktail lounges and nightclubs; colleges, public or private; communication antennas integrated into the design of a permitted building; communication offices, studios, and stations; not including towers; conference centers; convenience store; dwellings: attached, detached, duplex, live/work, multiple-family, single-family, townhouse, two-family; fire stations and emergency rescue squads, buildings and grounds; fraternities (in conjunction with school or college); funeral homes; galleries, art; government buildings; group homes; hospitals and other medical facilities; hotels; laboratories: dental, medical, and optical; libraries, public or private; meal preparation and delivery services; messenger services; model homes; mortuaries; museums, public or private; offices: dental, general, medical, project management, temporary real estate; parking lots: commercial, non-commercial, park and ride; personal service establishments; post offices; public utility service buildings; recreational establishments, commercial-indoor; restaurants and cafes: carry-out, fast-food, or sit-down; retail, general; schools, public or private; schools, specialty; sororities (in conjunction with school or college); telephone exchanges; theaters (except drive-in theaters); upon approval of the Director of Planning, other uses not specifically enumerated in this chapter that are of the same general character as specifically enumerated uses; and utility uses located underground or not requiring a structure.

The TND-MU district would provide for a number of restricted uses, including among others, check cashing, incidental, subject to limitations of §19-145(h); Christmas tree sales, temporary, subject to limitations of §19-152(h); construction buildings/trailers, temporary, subject to limitations of §19-131(e); group care facilities, provided that facilities in excess than 10,000 square feet shall be limited to the Community Center, and group care facilities in Community Center shall have at least 50% of the ground-floor frontage that faces adjoining streets to include tenant spaces for commercial use with primary entrances facing the adjoining street; home occupations, subject to limitations of §19-65(e); intercoms accessory to permitted uses, not audible to any residential use; motor vehicle rental and repair, subject to limitations of §19-159(f); outside display/storage, subject to limitations of §19-159(i); parks, public or private, not exceeding five acres of active recreational uses; pet grooming shops, subject to limitations of §19-145(d); plant nurseries not exceeding 10,000 square feet of total floor area; public address systems (outside), not audible to any residential use; recreational establishments / facilities, outdoor, not exceeding five acres; satellite dishes, subject to limitations of §19-131(h); utility uses requiring a structure, public or private, subject to limitations of §19-131(g); veterinary clinics or offices, subject to limitations of §19-131(f); and warehouses, subject to limitations of §19-138(i). If these restrictions cannot be met, these uses may be allowed by conditional use.

The TND-MU district would provide for a number of accessory uses, including among others, boat houses, private; docks, private; equipment storage buildings; garages, private; gardens and garden buildings, private; grounds keeping buildings; hothouses, residential; in-law dwelling units; maintenance buildings; microbreweries; piers, private; plant propagation and cultivation (not for sale): crop, flower, tree, shrub; signs; storage buildings, private; structures devoted to

maintenance, grounds keeping and equipment storage; swimming pools and adjoining deck areas; tennis courts; tool buildings, private; and yard sales.

The TND-MU district would provide for the following conditional uses subject to provisions of §19-13: communication towers; halfway houses; liquor stores; and mini-storage/warehouse facilities. It would also provide for the following uses by special exception subject to provisions of §19-21: kennel, private; and yard sales in excess of 2 days.

In addition, the proposed ordinance amendments establish application procedures for approving an application for zoning to a TND-MU district, including among other things a requirement for a Master Zoning Plan and a Design Guidelines Manual, and the procedures for filing applications for an overall development plan, and site plan or subdivision plan approvals.

The proposed ordinance amendments also provide design standards and guidelines for projects in the TND-MU district: Among other things, these standards provide:

- (a) Minimum project area requirement of 60 acres, or 20 acres for infill/redevelopment projects if a 60-acre sphere of influence is established with existing adjacent neighborhoods;
- (b) Mix of uses in project design, providing for, among other things a horizontal and vertical mix of non-residential, residential, commercial and community center uses across the project and within buildings;
- (c) Minimum percentages and standards for open space, conservation, and outdoor recreation uses;
- (d) Maximum building height standards;
- (e) Minimum lot requirements and block standards as established in the applicable Overall Development Plan;
- (f) standards for public streets and motor vehicle circulation shall be designed to promote pedestrian and bicycle activity;
- (g) parking standards;
- (h) landscape and buffering standards;
- (i) required tree and shrub plantings;
- (j) minimum planting areas for screen landscaping;
- (k) standards for lighting and street lights;
- (l) standards for signage; and
- (m) provisions for bicycle and pedestrian circulation.

Discussion may include all of the recommendations listed above. After the public hearing, appropriate changes or corrections may be made to the proposed amendments.



Proposed Code Amendment Relating To *Impact Fee Road Improvement Plan*, Comprehensive Plan Amendment and Impact Fee Ordinance.☞

- ◆ An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by adding sections 9-250 through 9-256 relating to the establishment of a system of transportation impact fees to fund and recapture the cost of providing reasonable road improvements. The public hearing will also include consideration of changes to the County's Comprehensive Plan relating to the proposed impact fee program and adoption of an Impact Fee Road Improvements Plan.

The amount of the proposed impact fee is \$5,820 per residential dwelling unit. The legal authority for enactment of the proposed fee is found in Article 8, Chapter 22 of Title 15.2 of the Code of Virginia and more particularly in Va. Code §15.2-2319.

Comprehensive Plan Amendment/Impact Fee Road Improvements Plan:

If adopted by the Board of Supervisors, the Impact Fee Road Improvements Plan will become part of The Plan for Chesterfield, the County's comprehensive plan, which is used by County citizens,

staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions. The Plan does not rezone land, but suggests Ordinance amendments and other actions.

The Impact Fee Road Improvement Plan shows road improvements that could be constructed as part of the proposed impact fee system. The impact fee service area to be designated within the County's comprehensive plan is comprised of the entire County of Chesterfield. The Impact Fee Road Improvement Plan is based on a needs assessment that concludes that a number of roads in the County may need to be constructed, improved and/or expanded based on projected new development in the County for the next 20 years. A listing of such transportation improvements is available in the complete needs assessment study. The assessment is based on the County's current growth projections and on a computer-based TP+ transportation model. The complete needs assessment study is available to be examined and copied at the Transportation Department during normal business hours.

Text of Impact Fee Ordinance Amendment:

The proposed impact fees ordinance would add Sections 9-250 through 9-256 to the County Code and, unless otherwise provided by the Board of Supervisors, would be effective upon adoption. The text of the proposed ordinance reads as follows:

"Section 9-250. Establishing a system of impact fees.

Pursuant to Code of Virginia § 15.2-2322, the county hereby establishes a system of impact fees to fund reasonable road improvements benefiting new residential development. In accordance with Code of Virginia §15.2-2320, one or more impact fee service areas shall be designated by amendment to the county's comprehensive land use plan. Such plan amendment may designate the entire county as one impact fee service area.

Section 9-251. When impact fees determined and collected.

- (a) Pursuant to Code of Virginia § 15.2-2323, the amount of impact fees to be imposed on a specific development shall be determined no later than final subdivision or site plan approval.
- (b) Pursuant to Code of Virginia § 15.2-2323, the impact fee shall be collected for each residential lot or housing unit at the time a building permit is issued for such lot or housing unit.
- (c) No building permit shall be issued for a lot or housing unit on which an impact fee has been imposed unless the owner of the lot or housing unit, or his agent, has (i) paid the applicable impact fee or (ii) has executed an agreement provided by the county and secured by a bond or a letter of credit approved by the county, to pay the impact fee, in equal installments, over a period of no more than 3 years. If payments are made in installments pursuant to subsection (c) (ii), interest on the unpaid portion shall accrue interest at the rate specified in § 9-6 of this Code.

- (d) The calculation of an impact fee may be appealed by the owner or his agent to the Chesterfield County Board of Zoning Appeals. A notice of appeal shall be filed with the director of planning within 60 days of the calculation of the impact fee amount by the county. The owner or agent shall submit the substantive basis for his appeal to the director of planning within 60 days of filing a notice of appeal. The decision of the Board of Zoning Appeals may be appealed in accordance with state law.

Section 9-252. Determination of the amount of the impact fee.

- a) The impact fee for a development shall be determined by dividing (i) the projected road improvement costs within the impact fee service area in which the development is located by (ii) the number of projected housing units within the impact fee service area when such area is fully developed. This calculation shall be based on the number of trips generated by each such housing unit. The projected road improvement costs for each impact fee service area shall be calculated in accordance with the county's road improvement plan as specified in Code of Virginia §15.2-2321.
- b) The value of any dedication, contribution or construction from the developer for off-site road or other transportation improvements benefiting the impact fee service area shall be treated as a credit against the impact fees imposed on the developer's project whether by condition of zoning or other written commitment to the county. The county shall also calculate and credit against the impact fees the extent to which (i) other developments have already contributed to the cost of existing roads which will benefit the development, (ii) new development will contribute to the cost of existing roads, and (iii) new development will contribute to the cost of road improvements in the future other than through impact fees, including any special taxing districts, special assessments, or community development authorities.

- c) The schedule of impact fees is:

<u>Use</u>	<u>Impact Fee</u>
Residential	\$5,820
Commercial	\$ 0
..... Industrial	\$ 0

Section 9-254. Updating road improvement plan and amending impact fees.

In accordance with Code of Virginia § 15.2- 2325, the Board of Supervisors shall update the impact fee road improvement plan at least every two years. The impact fee schedule shall be amended to reflect substantial changes in the road improvement plan. Any impact fees not yet paid at the time of the amendment to the impact fee schedule shall be assessed at the applicable amended amount.

Section 9-255. Use of impact fees.

A separate road improvement account shall be established for each impact fee service area and all funds collected through impact fees shall be deposited in the appropriate account. Each account shall bear interest which shall become funds of the account. The expenditure of funds from the account shall be only for road improvements benefiting the impact fee service area as set out in the road improvement plan for such impact fee service area.

Section 9-256. Refunds.

The county shall refund any impact fee in accordance with the requirements of the Code of Virginia § 15.2-2327."

The proposed ordinance and information concerning the documentation of the proposed impact fee are available for examination by the public at the Transportation Department 9800 Government Center Parkway, Chesterfield, VA, and at the County Administrator's Office, during normal business hours.



07SN0385: In Matoaca Magisterial District, **FIRST COMMONWEALTH SERVICES** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.2 units per acre or less. This request lies on 8.2 acres fronting approximately 270 feet on the east line of Winterpock Road north of Springford Parkway; also fronting approximately 170 feet on the west line of Summercreek Drive across from Summercreek Place. Tax ID 722-661-8707. 📄

08SN0113: In Clover Hill Magisterial District, **JEMI S. HODGE** requests rezoning and amendment of zoning district map from Light Industrial (I-1) to General Business (C-5). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies on 1.4 acres and is known as 10910 Southlake Court. Tax ID 744-708-0657. 📄

08SN0118: In Bermuda Magisterial District, **JOHNNIE MUNCY** requests Conditional Use and amendment of zoning district map to permit a dwelling unit separated from the principal dwelling unit in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 1.1 acres and is known as 13200 Lewis Road. Tax ID 776-645-3571. 📄

08SN0121: In Bermuda Magisterial District, **CMA PROPERTIES INC.** requests Conditional Use Planned Development and amendment of zoning district map to permit exceptions to Ordinance requirements relative to signs. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial use. This request lies in a General Business (C-5) District on 5.2 acres fronting approximately 760 feet on the east line of Interstate 95 approximately 500 feet south of Ruffin Mill Road. Tax IDs 804-637-4161 and 804-638-3807. 📄

08SN0123: In Matoaca Magisterial District, **RICHMOND 20 MHZ LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-9) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 30.0 acres fronting approximately 560 feet on the north line of Woodlake Village Parkway approximately 130 feet west of Laurel Trail Road. Tax IDs 722-677-8967 and 722-678-9060. 📄

08SN0124: In Dale Magisterial District, **RICHMOND KICKERS YOUTH SOCCER CLUB, INC.** requests amendment to Conditional Use Planned Development (Case 87SN0133) to permit indoor/outdoor recreation uses and related requirements relative to, but not limited to, open space, height and setbacks and amendment of zoning

district map. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use uses. This request lies in a Corporate Office (O-2) District on 52.6 acres lying on the north line of Ridgedale Parkway; also fronting approximately 2,870 feet on the southwest line of Chippenham Parkway west of Iron Bridge Road. Tax IDs 774-689-Part of 6684; 775-689-1840, 2972 and 8931; and 776-688-0199 and 5379. 📄

08SN0125: In Dale Magisterial District, **DOST LLC** requests amendment of Conditional Use Planned Development (Case 02SN0213) and amendment of zoning district map to permit recreational establishments and schools. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general industrial use. This request lies in a General Industrial (I-2) District on 7.8 acres located in the northwest quadrant of the intersection of Landfill Drive and Iron Bridge Road. Tax ID 773-657-5505. 📄

08SN0126: In Matoaca Magisterial District, **ELEVEN OAKS, LLC** requests Conditional Use and amendment of zoning district map to permit horse boarding, riding and training lessons and shows associated with a stock farm in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for rural conservation area use. This request lies on 56.4 acres fronting approximately 10 feet on the south line of River Road approximately 2,320 feet east of Black Road. Tax ID 711-642-0774. 📄

08SN0129: In Bermuda Magisterial District, **COLONIAL HEIGHTS BAPTIST CHURCH** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community commercial/mixed use corridor use. This request lies in a Regional Business (C-4) District on 4.4 acres and is known as 17201 Jefferson Davis Highway. Tax ID 799-629-8735. 📄

08SN0130: In Matoaca Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use and residential use of 2.0 units per acre or less. This request lies in an Agricultural (A) District on 87.2 acres fronting approximately 450 feet on the north line of Cosby Road approximately 620 feet west of Fox Club Parkway; also fronting in two (2) places approximately 1,760 feet on the west line of Fox Club Parkway approximately 600 feet north of Cosby road. Tax ID 714-672-8571. 📄

08SN0131: In Matoaca Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies in an Agricultural (A) District on 137.2 acres fronting approximately 1,600 feet on the north and south lines of John Winston Jones Parkway approximately 900 feet northeast of Woodpecker Road; also fronting in two (2) places for approximately 280 feet on the northeast line of Woodpecker Road approximately 600 feet southeast of John Winston Jones Parkway. Tax ID 783-626-4767. 📄

05SN0239*: (Amended) In Clover Hill Magisterial District, **THE CHEATHAM FAMILY LIMITED PARTNERSHIP** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit

exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use uses. This request lies on 63.5 acres fronting approximately 550 feet on the north line of Hull Street Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the northwest quadrant of the intersection of these roads. Tax IDs 733-680-Part of 9439; 734-678-2276; and 734-681-0526 and 3904. 📄

05SN0310*: In Dale Magisterial District, **HILL DEVELOPMENT ASSOCIATES, LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 73.8 acres fronting in two (2) places for approximately 300 feet on the south line of Kingsland Road approximately 200 feet west of Pine Glade Lane, also fronting approximately 270 feet on the north line of Route 288 approximately 2,700 feet east of Salem Church Road. Tax IDs 780-670-6772 and 780-671-1301, 2751 and 8852. 📄

06SN0220*: In Dale Magisterial District, **BROOKSTONE BUILDERS** requests rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-12) to Residential (R-15). Residential use of up to 2.9 units per acre is permitted in a Residential (R-15) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 188 acres fronting in two (2) places approximately 1,250 feet on the north line of Jacobs Road, also fronting approximately 1,150 feet on the west line of Fordham Road and lying at the southern termini of Double Tree Lane and Land Grant Drive and the western termini of Barefoot Trail and Quail Ridge Road. Tax IDs 753-680-Part of 5601; 753-684-4148; 754-681-5861; 755-683-7406; 756-683-5406; 757-682-0789 and 3089; and 757-683-1431 and 1912. 📄

07SN0134*: (Amended) In Bermuda Magisterial District, **SECOND FORTUNE, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) and Corporate Office (O-2) and from Community Business (C-3) to Corporate Office (O-2), plus proffered conditions on an adjacent parcel currently zoned Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood mixed use. This request lies on 4.1 acres fronting approximately 440 feet on the southeast line of Meadowville Road approximately 530 feet north of West Hundred Road; also fronting approximately 200 feet on the north line of East Hundred Road approximately 400 feet east of Meadowville Road. Tax IDs 814-652-5387 and 814-653-4407, 5807, 6613, 7317 and 7920. 📄

07SN0146*: (Amended) In Midlothian Magisterial District, **WINTERVEST, LLC** requests amendment of Conditional Use Planned Development (Case 03SN0316) and amendment of zoning district map relative to uses and development requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for suburban commercial use. This request lies in a Community Business (C-3) District on 25.0 acres fronting approximately 1,420 feet on the north line of Midlothian Turnpike approximately 340 feet west of Winterfield Road; also fronting approximately 850 feet on the south line of the Norfolk Southern Railroad approximately 640 feet west of Winterfield Road. Tax IDs 724-709-2311, 2528, 4210, 5831, 6911, 9121 and Part of 7661; and 725-709-1125. 📄

07SN0206*: (Amended) In Matoaca Magisterial District, **GBS HOLDING LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-15) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 2.90 units per acre is permitted in a Residential (R-15) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or

less. This request lies on 38.8 acres fronting approximately 290 feet on the west line of Old Hundred Road approximately 2,900 feet northwest of Otterdale Road. Tax ID 714-698-Part of 3178.📄

07SN0223*: (Amended) In Matoaca and Midlothian Magisterial Districts, **GBS HOLDING, LTD.** requests rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 211 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,183.9 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394.9 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional employment center use, office/residential mixed use and residential use of 2.0 units per acre or less. This request lies on 1,394.9 acres fronting the east and west lines of Old Hundred Road at the Norfolk Southern Railroad; the north line of Old Hundred Road east of Otterdale Road; and the east and west lines of Otterdale Road north of Old Hundred Road. Tax IDs 707-700-7988; 708-702-1722; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-3470; 711-700-1144; 711-701-5180; 712-699-7663; 713-703-4194; 713-704-3412; 713-705-5709; 714-703-2188 & 7259; 714-704-1729; 714-705-5728; 716-701-4130; 718-697-4548 & 6844; 718-699-7719; 719-697-8012; 719-698-2822; 720-695-3288 & 9506; 720-698-0178; 720-700-0007; 721-695-9061; 722-697-0512; 722-700-4002.📄

07SN0282*: (Amended) In Midlothian Magisterial District, **LUCAS PROPERTIES, LLC** requests rezoning and amendment of zoning district map from Residential (R-40) to Residential (R-15). Residential use of 2.90 units per acre is permitted in a Residential (R-15) District. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. This request lies on 12.1 acres fronting approximately 670 feet on the southwest line of Robious Road approximately 120 feet west of Corner Rock Road, also fronting approximately 600 feet on the west line of Corner Rock Road approximately 240 feet south of Robious Road. Tax IDs 734-717-9054 and 735-717-1268, 1405 and 2943.📄

07SN0292*: In Bermuda Magisterial District, **EMERSON COMPANIES LLC** requests rezoning and amendment of zoning district map from Community Business (C-3) and General Business (C-5) to Residential Townhouse (R-TH) plus proffered conditions on an adjacent six (6) acre parcel zoned Community Business (C-3) and General Business (C-5). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for general commercial use. This request lies on 16.2 acres fronting approximately 810 feet on the west line of Jefferson Davis Highway approximately 150 feet south of Velda Road. Tax IDs 794-665-8176 and 794-666-6515.📄

07SN0323*: In Dale Magisterial District, **RICHMOND 20 MHZ LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-7) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 1.2 acres lying approximately 230 feet off the southeastern terminus of Cotfield Road, south of Pano Road. Tax ID 781-676-Part of 7315.📄

07SN0333*: In Midlothian Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests rezoning and amendment of zoning district map from Residential (R-7), Neighborhood Business (C-2), Community Business (C-3), Regional Business (C-4) and General Business (C-5) to Regional Business (C-4) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies on 83 acres located in the southwest quadrant of Midlothian Turnpike and Chippenham Parkway, also fronting on

the north line of Cloverleaf Drive and the northern terminus of Starview Lane. Tax IDs 764-705-3864, 6668 and 8227; 764-706-3159-00001 and 00002 and 8861-00001 and 00002; 764-707-6112-00001 and 00002; 765-704-2693; 765-705-4651, 5781, 7651 and 7962; 765-706-1010-00001 and 00002, 4170, 6964, 8068 and 8842; and 765-707-6600. 📄

07SN0354*: (Amended) In Midlothian Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-40) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of one (1) dwelling per acre or less. This request lies on 9.7 acres fronting approximately twenty-two (22) feet on the west line of James River Road approximately 780 feet south of Riverton Ridge Drive. Tax ID 728-725-Part of 6105. 📄

07SN0356*: In Midlothian Magisterial District, **GOODE LAND COMPANY** requests rezoning and amendment of zoning district map from Residential (R-7) and Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village shopping district use uses. This request lies on 2.7 acres and is known as 13217 Midlothian Turnpike. Tax ID 731-707-2423. 📄

07SN0361*: In Matoaca Magisterial District, **ROBERT C. SOWERS AND DOUGLAS AND SUSAN SOWERS** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for conservation: passive recreation and single family residential use of 2.0 units per acre or less. This request lies on 26.2 acres fronting approximately 1,030 feet on the west line of Otterdale Road approximately 3,380 feet north of Genito Road. Tax IDs 713-691-1673 and 8928; and 714-690-1660. 📄

07SN0372*: In Clover Hill Magisterial District, **EWN INVESTMENTS, INC.** requests rezoning and amendment of zoning district map from Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 7.0 acres fronting approximately 860 feet in the northwest quadrant of the intersection of Hull Street Road and Duckridge Boulevard. Tax ID 722-671-1285. 📄

07SN0375*: In Bermuda Magisterial District, **IRONBRIDGE CORNER, L.C.** requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) to Community Business (C-3) with Conditional Use to permit multifamily residential uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies on 23.0 acres located in the northeast quadrant of the intersection of Ironbridge Parkway and Iron Bridge Road. Tax ID 774-656-6361. 📄

07SN0383*: In Bermuda Magisterial District, **ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF CHESTERFIELD** requests amendment of Conditional Use Planned Development (Case 96SN0203) and amendment of zoning district map relative to building height and buffers. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies in a General Industrial (I-2) District on 1,235.0 acres fronting the east line of I-295, the north line of Bermuda Hundred Road and the west line of North Enon Church Road. Tax

IDs 819-657-7858; 819-658-5187; 820-658-6860; 820-660-5779; 821-657-4246 and 9537; 821-658-1520, 5331, 5444, 7658 and 9684; 821-659-0540 and 3755; 822-651-1677 and 8107; 822-656-4298; 822-658-1306; 822-659-1607 and 3217; 823-654-1524; 823-655-8513; 823-656-8564; 823-658-0538; 824-652-9603; 824-654-0075; 824-655-5551; 824-658-6649; and 825-653-9567.📄

07SN0386*: In Bermuda Magisterial District, **BROAD STREET PARTNERS COMMERCIAL LLP** requests rezoning and amendment of zoning district map from Agricultural (A), Community Business (C-3), General Business (C-5) and Residential (R-7) to Community Business (C-3) with Conditional Use to permit multifamily uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and residential use of 7.01 to 10.0 units per acre and under certain circumstances more intense uses such as high density residential, commercial and industrial uses. This request lies on 190.8 acres fronting approximately 1,340 feet in two (2) places on the east line of Jefferson Davis Highway north of Redwater Ridge Road approximately 1,000 feet on the south line of Osborne Road and approximately 1,820 feet on the west line of I-95. Tax IDs 798-656-4174, 7198 and 8099; 798-657-0830, 3703 and 5657; 799-655-4194; 799-656-0212; 799-657-3802; 800-656-5991; 800-658-9359; and 799-658-Part of 6575.📄

08SN0111*: In Bermuda Magisterial District, **TWIN RIVERS LLC** requests rezoning and amendment of zoning district map from General Industrial (I-2) to General Business (C-5) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies on 69.9 acres located in the southwest quadrant of Meadowville and North Enon Church Roads. Tax IDs 823-659-3856, 6573 and 9483; 823-660-4049; and 824-659-2386, 5689 and 8890.📄

*These cases were deferred at a previous session by the Planning Commission.

VIII. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.

IX. Adjournment.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated, and may speak in accordance with Chesterfield County Planning Commission Bylaws and Suggested Practices and Procedures (www.chesterfield.gov/plan). Copies of the above cases, proposals and related information are on file in the County Administrator's Office (Room 505) at the Chesterfield County Administration Building and in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia, for public examination during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

Kirkland A. Turner, Director
Planning Department

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October 16, 2007
CPC Agenda Overview

